Karen Johnson Davidson County
Batch# 235898 DEEDWARR
05/29/2019 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $799.20
20190529-0050604

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $216,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 28th day of May, 2019.**

**Notary Public**
**My commission expires:** 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 8-11-2020

**02-1905-00061X**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Jane Chaffin | Jane and John Chaffin | 142-08-0-B-097.00 CO |
| 310 Chimney Hill | 28 Fox Vale Lane | |
| Nashville TN 37221 | Nashville, TN 37221 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael A. Moryc, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jane Chaffin and John Chaffin, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 97, on the Plan of Phase IV, Coronada (erroneously referenced in prior deed as Coronado Condominiums), Town Home Condominiums, as established by the Master Deed of record in Book 4901, Page 679; Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675; and Book 5869, Page 269, and as shown on the plan of record in Book 5200, Page 217, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Moryc by deed from Kathryn Spain, unmarried, dated August 14, 2014, recorded August 19, 2014, of record in Instrument No. 20140819-0075339, Register's Office for Davidson County, Tennessee.

Lorie Oden Selva, spouse of Michael A. Moryc, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 310 Chimney Hill, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of May, 2019.

Michael A. Moryc

Lorie Oden Selva

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael A. Moryc and Lorie Oden Selva**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of May, 2019.

Notary Public

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

My Commission expires:

# True Copy Certification

I, Julie Dyess, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Debra Loe, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe, Notary Public

My Commission Expires: 11/08/2022

{Notary' Seal}

